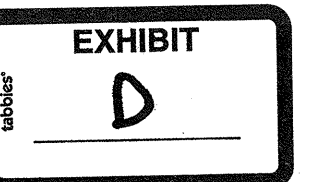


MASTER DEVELOPMENT PLAN

scale 1" = 400'

RALPH C. BENDER AND ASSOCIATES ARCHITECTURE & URBAN DESIGN san antonio, texas

KUPER GIBRALTAR PROPERTIES



VRP# 04-09-175

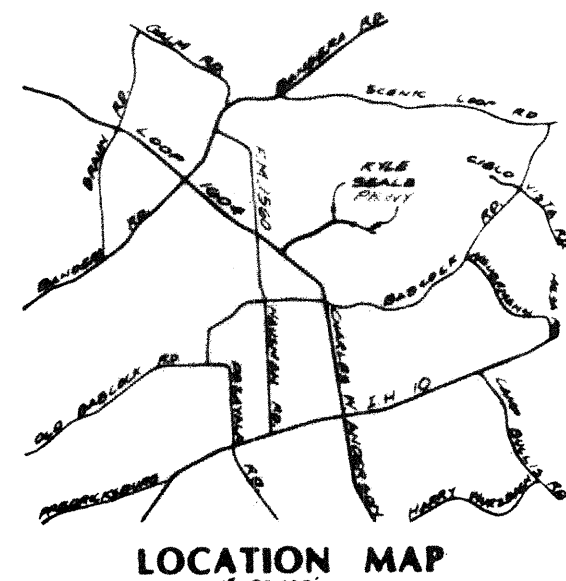
1786506

1999 JUL 25 PM 2:59
1000

9520/203

07-25-99 04:02:11 0000359

325.06 Y 01 06357



SCALE: 1"=100'

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of access and egress over another's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

PLAT NO. 880172

PAPE-DAWSON
ENGINEERS

CURVE DATA TABLE

CURVE	RADIUS	DELTA	TANGENT LENGTH
"C-7"	2,942.00	15°00'00"	387.32' 770.21'
"C-B"	3,028.00	15°00'00"	398.64' 792.73'
"C-22"	3,028.00	07°55'09"	209.59' 418.51'
"C-23"	3,028.00	07°04'51"	187.35' 374.22'
"C-24"	3,052.00	04°26'37"	118.41' 236.70'

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

David J. O'Leary
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF JULY
A.D. 19 88

Richard Oliver
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOW FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE SEALE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF JULY
A.D. 88

Richard Oliver
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

KYLE SEALE PKWY. SUBDIVISION

BEING 15.22 ACRES OF LAND, OUT OF THE ISAAC STONE O.S. 352, ABSTRACT 713, COUNTY BLOCK 4538, THE GAETANO CASTILLO O.S. 353, ABSTRACT 148, COUNTY BLOCK 4543, THE S.A. M.G. R.R. CO. O.S. 437, ABSTRACT 718, COUNTY 4544, THE HEINRICH LEIFESTE O.S. 126, ABSTRACT 967, COUNTY BLOCK 4547, AND THE JESUA MARTINEZ O.S. 423, ABSTRACT 540, COUNTY BLOCK 4550, BEXAR COUNTY, TEXAS.

THIS PLAT OF KYLE SEALE PKWY. SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 21st DAY OF JULY, A.D. 19 88

BY: *Robert J. Green* CHAIRMAN
BY: *David J. O'Leary* SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS ONLY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 18th DAY OF October, 1988

ATTESTED

Robert J. Green
COUNTY JUDGE, BEXAR COUNTY, TEXAS
David J. O'Leary
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

David J. O'Leary
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF JULY
A.D. 19 88

Richard Oliver
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Robert J. Green COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 20th DAY OF JULY, A.D. 1988, AT 2:59 P.M. AND DULY RECORDED THE 24th DAY OF JULY, A.D. 1988, AT 8:20 A.M. IN THE RECORDS OF Books & Plats OF SAID COUNTY.

IN BOOK VOLUME 9520 ON PAGE 203

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF July 26th, A.D. 1988

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *David J. O'Leary* DEPUTY

SHEET 3 OF 4

VRP#04-09-176

JOB NO. 2556.01

1786505

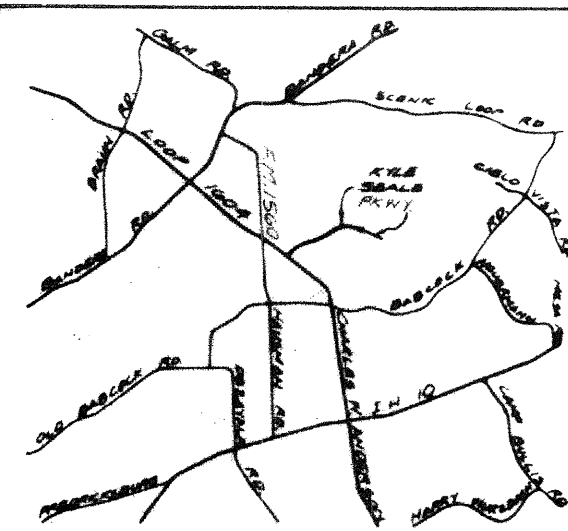
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H624

9520/202

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Kyle Seale Pkwy

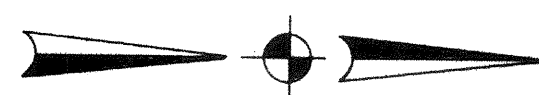


LOCATION MAP

PAPE-DAWSON
ENGINEERS

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easement and rights of way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over greater adjacent land, the right to relocate said facilities within said easement and right of way areas, and the right to remove from said lands all trees or other obstructions or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

K=112,700
Y=634,225

SCALE: 1"=100'

PLAT NO. 880172

CURVE DATA TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH
"C-1"	50.00'	90°00'00"	50.00'	78.54'
"C-2"	50.00'	90°00'00"	50.00'	78.54'
"C-3"	843.00'	46°25'40"	361.55'	683.10'
"C-4"	757.00'	46°25'40"	324.67'	613.41'
"C-5"	2,177.00'	11°55'40"	227.43'	453.21'
"C-6"	2,263.00'	11°55'40"	236.41'	471.11'
"C-7"	2,942.00'	15°00'00"	387.32'	770.21'
"C-8"	3,028.00'	15°00'00"	398.64'	792.73'
"C-23"	3,028.00'	07°04'51"	187.35'	374.22'
"C-24"	3,052.00'	04°26'37"	118.41'	234.70'
"C-25"	190.50'	23°29'29"	39.61'	78.11'
"C-26"	209.50'	23°29'29"	43.56'	85.90'

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Sherald G. Daily
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF JULY
A.D. 19 88

Richard Olvera
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOW FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED H. KYLE SEALE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF JULY
A.D. 88

Richard Olvera
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

KYLE SEALE PKWY. SUBDIVISION

BEING 15.22 ACRES OF LAND, OUT OF THE ISAAC STONE O.S. 352, ABSTRACT 713, COUNTY BLOCK 4538, THE GAETANO CASTILLO O.S. 353, ABSTRACT 148, COUNTY BLOCK 4543, THE S.A. F.M.G. R.R. CO. O.S. 437, ABSTRACT 718, COUNTY 4544, THE HEINRICH LEIFESTE O.S. 126, ABSTRACT 967, COUNTY BLOCK 4547, AND THE JESUA MARTINEZ O.S. 423, ABSTRACT 540, COUNTY BLOCK 4550, BEXAR COUNTY, TEXAS.

THIS PLAT OF KYLE SEALE PKWY. SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D. 19 88

BY: CHAIRMAN

BY: SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, JOSE HERBERTY CERTIFY THAT THE ATTACHED PLAT HAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 23 DAY OF July, 1988

ATTESTED

Jose Herberty
COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Sherald G. Daily
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF JULY
A.D. 19 88

Richard Olvera
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 25th DAY OF July, A.D. 1988, AT 2:35 P.M. AND DULY RECORDED THE 25th DAY OF July, A.D. 1988, AT 3:30 P.M. IN THE RECORDS OF SAID COUNTY.

IN BOOK VOLUME 2520 ON PAGE 252

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF July 27th, A.D. 1988

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 4

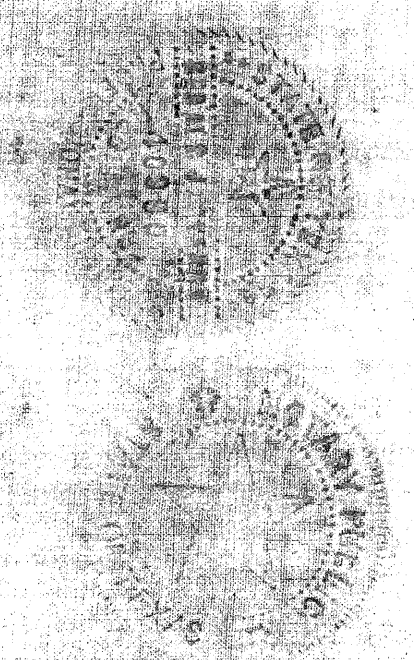
BY: DEPUTY

VRP#04-09-176

JOB NO. 2556.01

9520/201

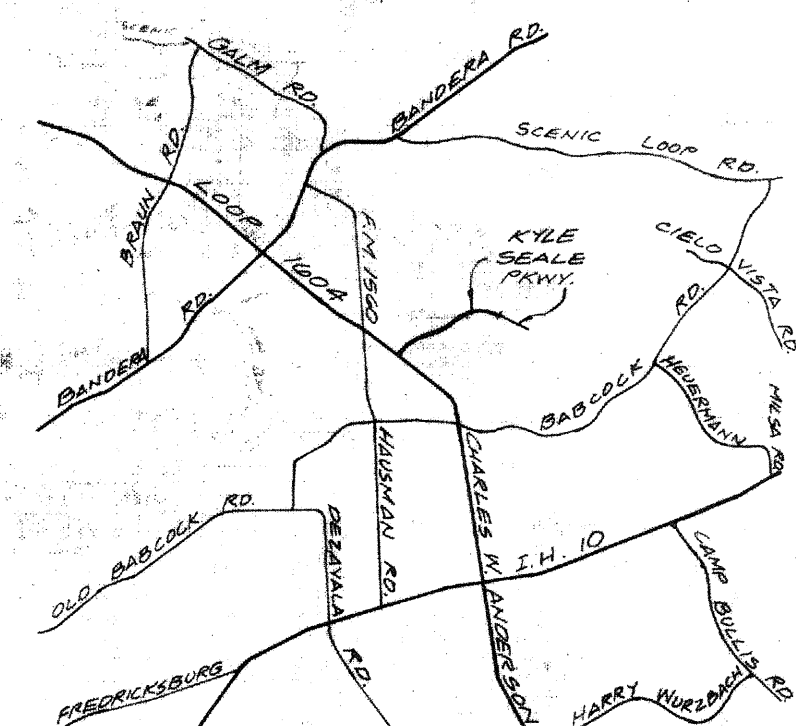
Kyle Seal 12/14



CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

04 SEP 13 21 19:00

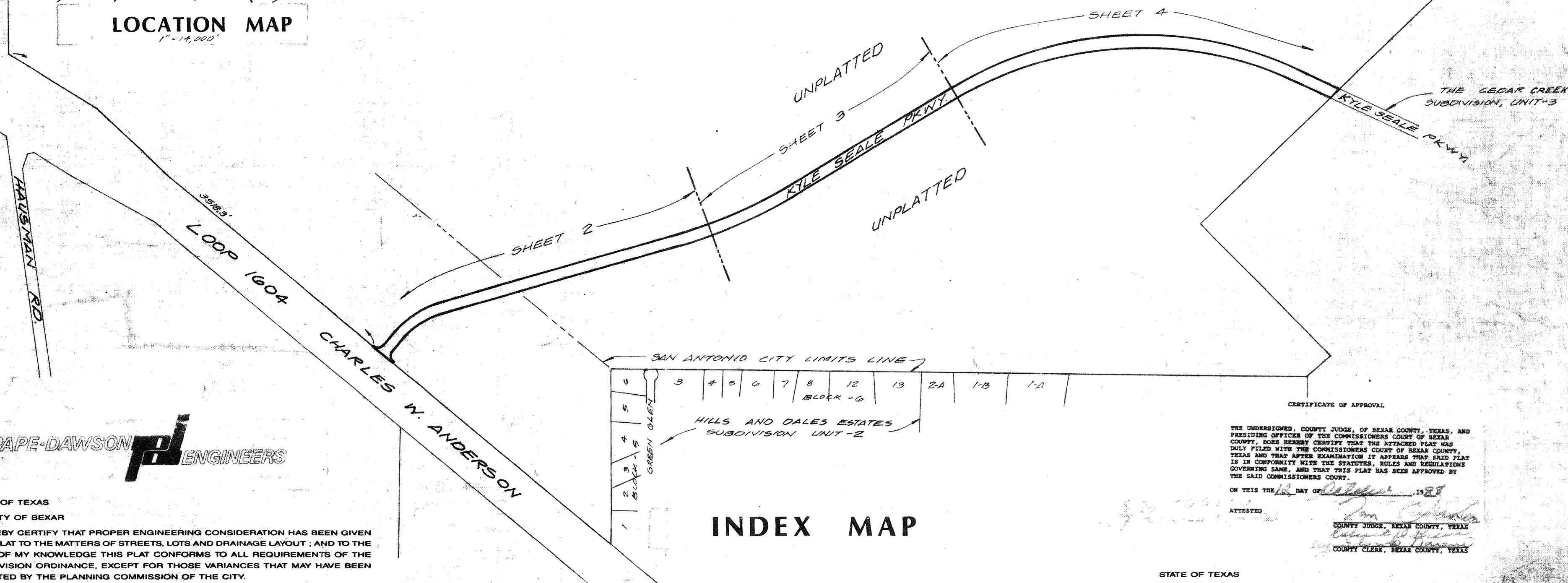
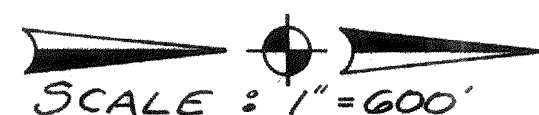
PLAT NO. 880172



LOCATION MAP
1" = 14,000'

[illegible]

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.



INDEX MAP

KYLE SEALE PKWY.
SUBDIVISION

BEING 15.22 ACRES OF LAND, OUT OF THE
ISAAC STONE O.S. 352, ABSTRACT 713, COUNTY
BLOCK 4538, THE GAETANO CASTILLO O.S. 353,
ABSTRACT 148, COUNTY BLOCK 4543, THE S.A.
F.M.G. R.R. Co. O.S. 437, ABSTRACT 718, COUNTY
4544, THE HEINRICH LEIFESTE O.S. 126, ABSTRACT
967, COUNTY BLOCK 4547, AND THE JESUA MARTINEZ
O.S. 423, ABSTRACT 540, COUNTY BLOCK 4550,
BEXAR COUNTY, TEXAS.

THIS PLAT OF KYLE SEALE PKWY. SUBDIVISION HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13 DAY OF MAY 1964

BY: _____

CHAIRMAN

BY: _____

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND
PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR
COUNTY, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS
DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY,
TEXAS AND THAT AFTER EXAMINING IT IT APPEARS THAT SAID PLAT
IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS
GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY
THE SAID COMMISSIONERS COURT.

ON THIS THE 18 DAY OF June 1958

100

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

2009 Edw. J. Harrison
COUNTY CLERK, NEVADA COUNTY, NEVADA

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Gerald J. Oakley
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF JULY
A.D. 19 88 11 1 M

Richard Olivas
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 25th DAY OF JULY, 1989, AT 2:00 P.M. MY COMM. NO. 13245

THE 26th DAY OF July, A.D. 1993 AT 9:30 M. IN THE RECORDS OF
Deeds & Plats OF SAID COUNTY,

IN BOOK VOLUME 952 ON PAGE 201

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF July 26th A.D. 1967

COUNTY CLERK, BEXAR COUNTY, TEXAS

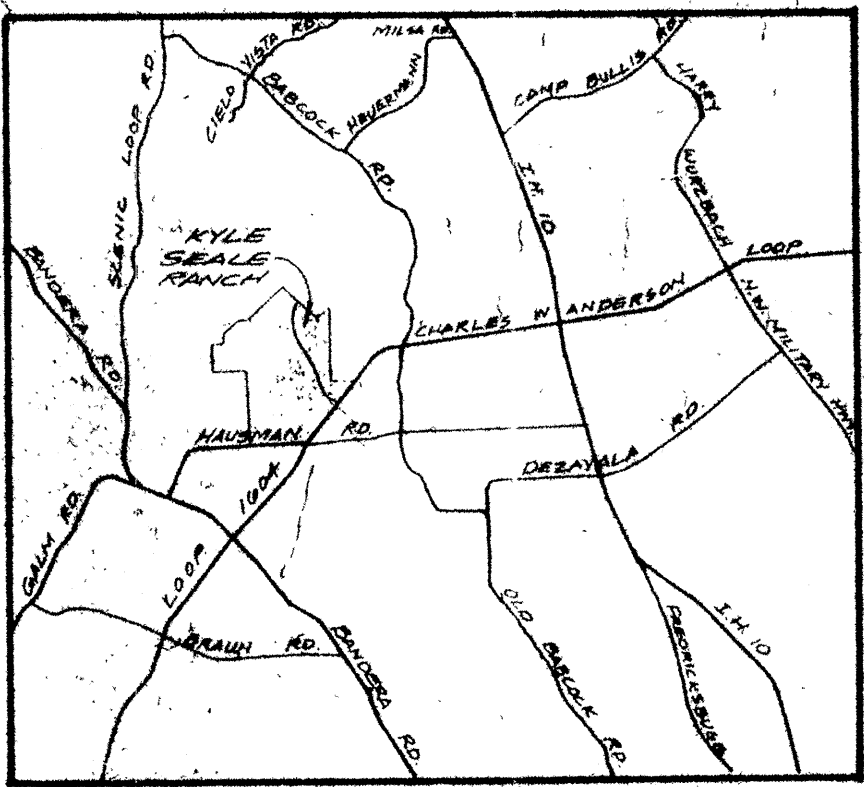
SECRET SECRET SECRET SECRET

SHEET 1 OF 4 BY: [Signature], DEPUTY

VRP #04-09-176

JOB NO. 2556.01

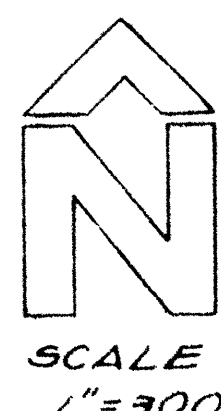
4



LOCATION MAP

TERRY THIRTY JR. INC.
PROPOSED USE UNKNOWN

THE SOUTHERN SIERRA CO.
PROPOSED USE UNKNOWN



SCALE
1"=300'

NOTRE DAME DEVELOPMENT
PROPOSED USE UNKNOWN

00 41 11 13 43 74
OFFICE OF PLANNING
CITY OF SAN ANTONIO

1. OWNERSHIP: H. KYLE SEALE
9901 I.H. 10, WEST, SUITE 630
SAN ANTONIO, TEXAS 78230
2. TOTAL AREA OF DEVELOPMENT: 1,325 ACRES
3. PROPOSED LAND USE: COMMERCIAL, MULTIFAMILY
AND RESIDENTIAL
4. UTILITY SOURCES:
 - A) WATER - CITY WATER BOARD
 - B) SEWER AND SEWAGE - DEPARTMENT OF
ENVIRONMENT MANAGEMENT, CITY
OF SAN ANTONIO
 - C) ELECTRIC - CITY PUBLIC SERVICE
 - D) TELEPHONE - SOUTHWESTERN BELL TEL. CO.
 - E) GAS - GREY FOREST UTILITY CO.

THE APPROXIMATE 100 YEAR FLOOD LIMITS ARE AS SHOWN
ON CITY OF SAN ANTONIO, DEXAR COUNTY, TEXAS
COMMUNITY-PANEL 1 OF 59, NUMBER 480045-0001B
AND DEXAR COUNTY COMMUNITY-PANEL 160 OF 675,
NUMBER 480035-0160-D.

RECEIVED
98 MAR 18 PM 3:56
PLANNING
CITY OF SAN ANTONIO

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO. DEVELOPMENT
REVIEW COMMITTEE
Date: **2-25-88**
File # **286**
Signed: *D. Parley* by *RV*

D. R. P.

Permit # **228** updated

Starts **Feb 25, 1988**
Expires **Sept 1, 1988**

Issued by: *AL*

FM 1560

NORTHWEST BUSINESS
PARK UNIT-1
(Vol. 9910, Pg. 40-41)

ROSARIA CORP.
PROPOSED USE
UNKNOWN

ALVIN F. & ARTHUR V. SIMMANG
PROPOSED USE UNKNOWN

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
OF
KYLE SEALE RANCH

9573.00

VRP # 04-04-176

KE NO. 2556-00

Date: Aug 17, 2004, Location: User: dp, Sonoma
File: P:\48\148\147\00\Civil\EXHIBITS\EXHIBIT-PLATTED.dwg

HELOTES CREEK RANCH
UNIT 2
VOL. 6900, PGS. 7-11
LOT 15
USAGE: RESIDENTIAL

HELOTES PARK ESTATE
SUBDIVISION, UNIT 12
VOL. 6500, PGS. 137-139
USAGE: RESIDENTIAL
BLOCK 19, LOTS 9-11

LOT 2, CB 4553
OWNER: TERRY THRIFT JR.
USAGE: UNKNOWN

SHOOTING STAR SUBDIVISION, UNIT 11
VOLUME 9527, PAGE 2
OWNER: LOUIS D. PEDROTTI
USAGE: COMMERCIAL

EVANS VALLEY ACRES SUBDIVISION

CEDAR CREEK SOUTH SUBDIVISION

UNIT 3 PLATTED

UNIT 2 PLATTED

UNIT 1 PLATTED

UNIT 3B PLATTED

UNIT 4A PLATTED

UNIT 4B PLATTED

UNIT 3B PLATTED

UNIT 3C PLATTED

UNIT 3B PLATTED

UNIT 1A PLATTED

UNIT 2B PLATTED

UNIT 2A PLATTED

UNIT 3A PLATTED

UNIT 5A PLATTED

UNIT 5C PLATTED

UNIT 5B PLATTED

BOB BEARD
ELEM. SCHOOL
PLATTED

CONTINENTAL HOMES
PLATTED

29.08 AC.
VOL. 8338, PGS. 1626-1754
OWNER: KYLE SEALE FAMILY
PROPERTIES, LTD.
USAGE: RESIDENTIAL

164 AC.
VOL. 5669, PGS. 1222-1239
OWNER: KYLE SEALE FAMILY
PROPERTIES, LTD.
USAGE: UNKNOWN

LOOP 1604
PLANNED HIGHWAY

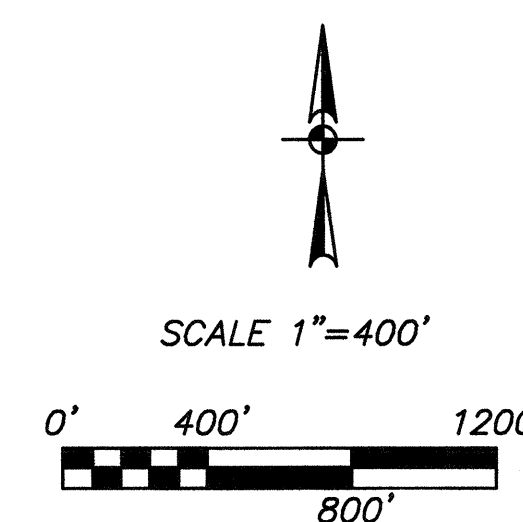
BUILDABLE LOTS

UNIT 1	152
UNIT 2	174
UNIT 3	199
UNIT 4	56
UNIT 5	184
UNIT 6	36
TOTAL	801

SONOMA RANCH

DEVELOPER: LAREDO SONOMA RANCH, LTD.
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
TOTAL AREA = 523.6 AC.
786 SINGLE FAMILY
1 MULTI-FAMILY TRACT

NOTE:
1. ALL INTERNAL STREETS WITHIN THE DEVELOPMENT ARE
LOCAL TYPE "A" W/A 50' R.O.W., 30' PAVEMENT AND
2-10' PARKWAYS, EXCEPT AS NOTED.
2. PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY
OF SAN ANTONIO.
3. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE
ZONE.



KYLE SEALE PROPERTY
SAN ANTONIO, TEXAS
MASTER PLAN

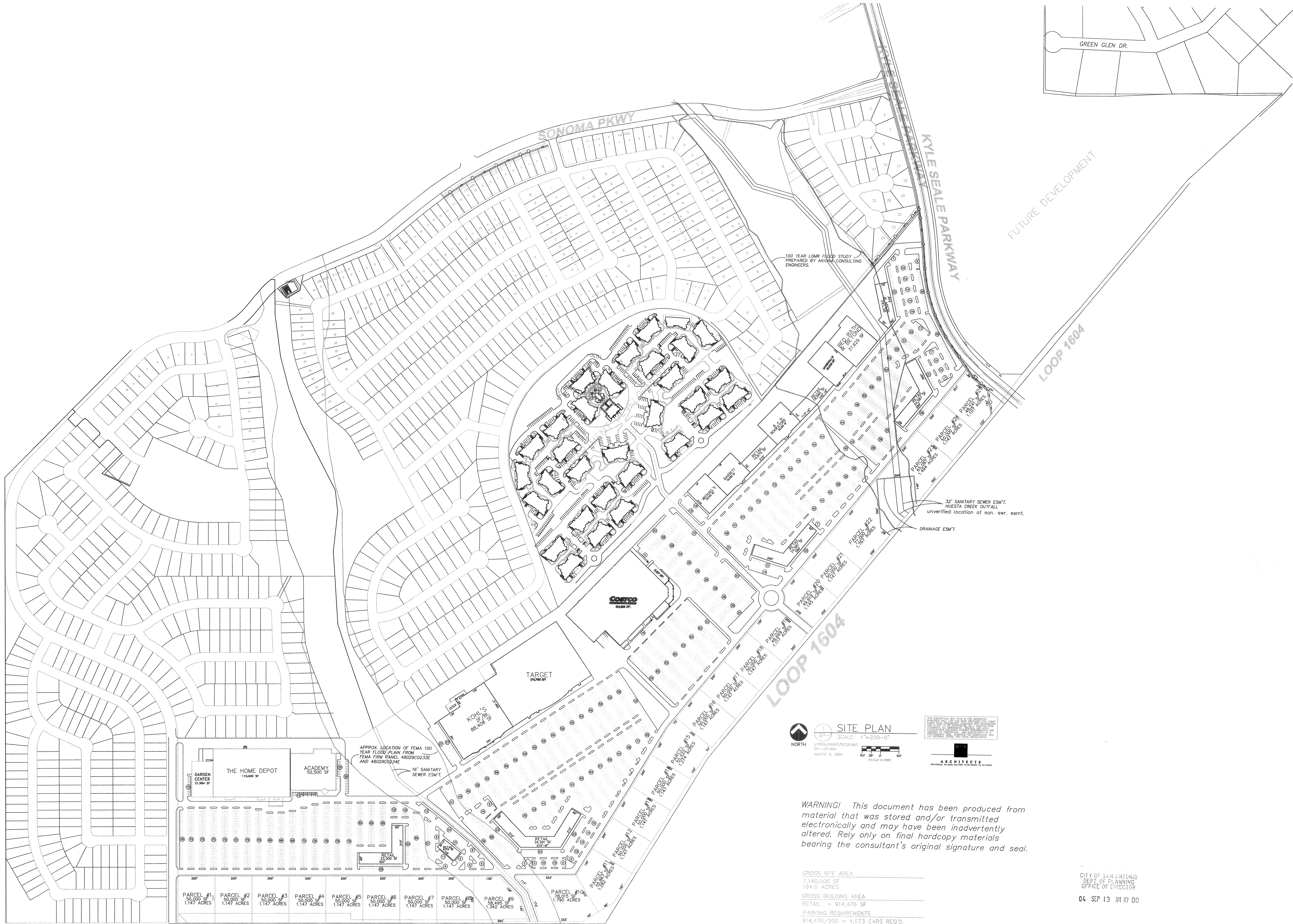
PAPE-DAWSON
ENGINEERS

555 EAST RAINBOW | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9600 | FAX: 210.375.9610

REVISIONS:

JOB NO. 4847-00
DATE AUGUST, 2004
DESIGNER VARIOUS
CHECKED ARC DRAWN --
SHEET 1 OF 1

VRP# 04-09-176



F.M. 1560

SITE PLAN
SCALE: 1"=200'-0"
1/2004/04067/STPLANS
SP-1-01/02
AUGUST 9, 2004

ARCHITECTS
400 MARSHALL ST. SUITE 200 SAN ANTONIO, TEXAS 78204

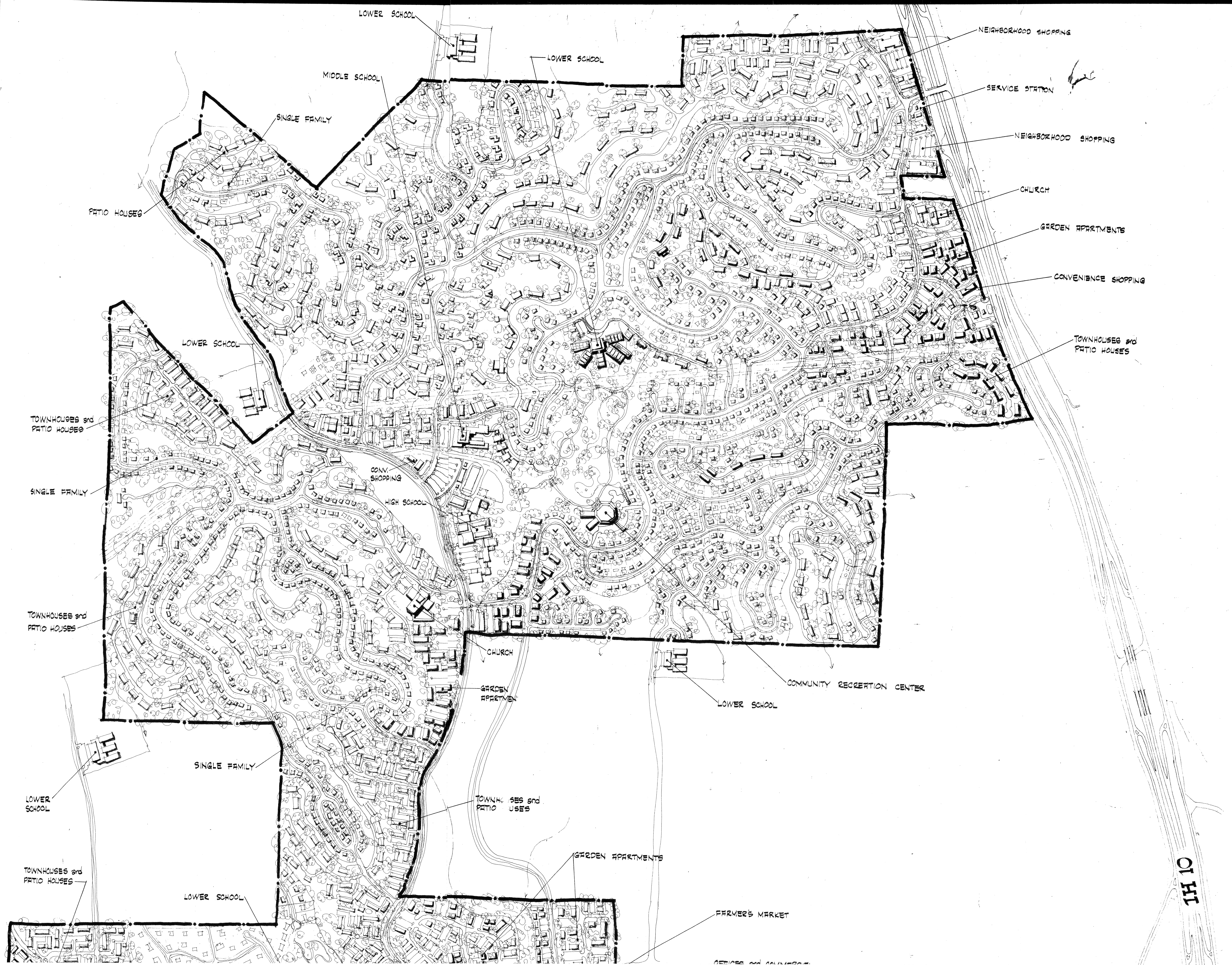
WARNING! This document has been produced from material that was stored and/or transmitted electronically and may have been inadvertently altered. Rely only on final hardcopy materials bearing the consultant's original signature and seal.

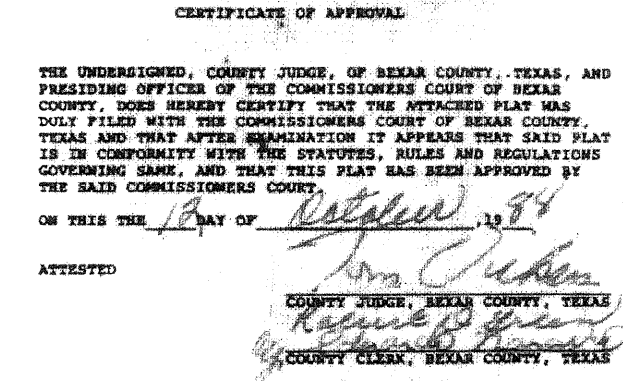
GROSS SITE AREA
7,140,000 SF
164.0 ACRES
GROSS BUILDING AREA
RETAIL = 914,476 SF
PARKING REQUIREMENTS
914,476/200 = 4,573 CARS REQ'D
= 6,537 CARS PROV'D. (+1,964)

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 13 AM 10:00

1 SITE PLAN
SCALE: 1" = 200'
NORTH

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION AND IS NOT TO BE INTERPRETED AS A CONSTRUCTION DOCUMENT. ALL DIMENSIONS, GRADES, AND AREA CALCULATIONS INCLUDING PARKING REQUIREMENTS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS.





NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights of way for electric and gas distribution and service facilities in the overhead easements shown on the attached map. The City of San Antonio hereby dedicates the easements shown on the attached map to Electric Easement, Gas Easement, Air Easement, San Easement, Sewer Easement, Overhead Easement, Utility Easement, and Transformation Easement for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, repairing, and erecting poles, hanging wires, and other equipment necessary for the electric and gas system. The City of San Antonio hereby dedicates the easements shown on the attached map to the right of ingress and egress over any adjacent land, the right to locate said facilities within said easement and right of way areas, and the right to remove said utility lands all trees or plants therefrom and to remove any obstructions to the easement. The City of San Antonio hereby dedicates the easements shown on the attached map to the right of ingress and egress over any adjacent land, the right to locate said facilities within said easement and right of way areas, and the right to remove any obstructions to the easement. It is agreed and understood that no buildings, concrete walls, or walls well will be located within any easement area.

<u>CURVE DATA TABLE</u>				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
"C-17"	2,657.00'	07°45'53"	181.52'	362.41'
"C-18"	2,657.00'	22°55'07"	539.82'	1065.14'
"C-19"	2,623.90'	08°07'36"	56.34'	112.66'
"C-20"	2,630.50'	01°54'35"	43.85'	87.68'
"C-21"	2,638.10'	02°23'07"	54.88'	109.62'

OF OFFICE THIS 21 DAY OF JULY
Richard Olivas
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

BEING 15.22 ACRES OF LAND, OUT OF THE
13AAC STONE O.S. 352, ABSTRACT 713, COUNTY
BLOCK 4538, THE GAETANO CASTILLO O.S. 353,
ABSTRACT 148, COUNTY BLOCK 4543, THE S.A.
#M.G. R.R. CO. O.S. 437, ABSTRACT 718, COUNTY
4544, THE HEINRICH LEIFESTE O.S. 126, ABSTRACT
967, COUNTY BLOCK 4547, AND THE JESUA MARTINEZ
O.S. 423, ABSTRACT 540, COUNTY BLOCK 4550,
BEXAR COUNTY, TEXAS.

DATED THIS 15 DAY OF February A.D. 1966
 BY: [Signature] CHAIRMAN
 BY: [Signature] SECRETARY

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Donna Velez* DEPUTY



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 04-09-176
Assigned by city staff

Date: September 1, 2004

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: H. Kyle Seale Family Properties, Ltd.

Phone: (210) 699-1000 Fax: (210) 695-2173

Address: P.O. Box 1200

City: Helotes State: TX Zip code: 78023

Engineer/Surveyor: Pape-Dawson Engineers, Inc.; ATTN: Al Chua

Address: 555 East Ramsey

City: San Antonio State: TX Zip code: 78216

(b) Name of Project: Kyle Seale Ranch

(c) (k) Site location or address of Project and Legal description: _____

215 acres fronting Loop 1604 at the intersection of Kyle Seale Parkway and Hausman Road.
(See attached Exhibit and Site Plan)

Council District 8 ETJ Yes Over Edward's Aquifer Recharge? (X) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 9,346,233

(e) Total area of impervious surface, in square feet 7,944,298

(f) Number of residential dwellings units, by type; multi-family - 1,000 units

(g) Type and amount of non-residential square footage 2,750,000

(h) Phases of the development, (If Applicable); See site plan

4. What is the date the applicant claims rights vested for this Project? February 25, 1988

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for rights or equitable estoppel is based;

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 1988
AM 10:00

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

Multiple residential subdivisions and thoroughfares (See Attachment # 2 Platting Status)

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: See Items 2-15 (Attached) Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)* **(Attached)**
accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Kyle Seale Ranch # 286

Date accepted: February 25, 1988 Expiration Date: September 2017 MDP Size: 1,325 acres

- **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

- **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 13 AM 10:00

- **Approved Plat (Attached)**

Plat Name: Kyle Seale Parkway Subdivision Plat # 880172 Acreage: 15.22 Approval
Date: 09/28/88 Plat recording Date: 07/26/89 Expiration Date: -0- Vol./Pg. 9520 Pg. 201-204

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- **Other**

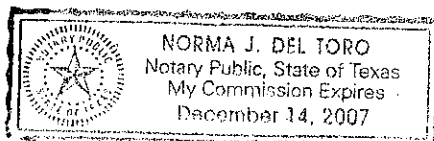
See Attached

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Daniel K. Seale Mgr. Signature: Daniel K. Seale Date: 9/1/04

Sworn to and subscribed before me by Daniel K. Seale on this 1st day of September in the year 2004, to certify which witness my hand and seal of office.



Norma J. Del Toro
Notary Public, State of Texas



September 1, 2004

Mr. Norbert Hart
Assistant City Attorney
City of San Antonio
City Hall, 3rd Floor
100 So. Flores St.
San Antonio, TX 78205

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 13 AM 10:00

Re: Vested Rights Permit for 164 Acres and 50.56 Acres of
Mixed-Use Development out of Kyle Seale Ranch POADP #286

Dear Mr. Hart:

Please find attached an application for acknowledgement of vested rights on the above referenced property.

The property owner, Mr. H. Kyle Seale, is currently moving forward on the master planning and sale of several properties out of the original Kyle Seale Ranch POADP.

Our attached application is for the commercial and multi-family mixed-use section of the project. To support your review and acknowledgement of the vested rights that exist on this property, we are providing the following information:

1. Preliminary site plan showing the proposed mixed-use development.
2. An overall Kyle Ranch exhibit showing the status of existing platting on the property.
3. Original Kyle Ranch POADP #286 dated February 25, 1988 showing land use as commercial, multi-family, and residential.
4. Subdivision plat for Kyle Seale Parkway dated July 25, 1989.
5. Letters of acceptance from the City of San Antonio on Kyle Seale Parkway.
6. Payment to H.B. Zachry Company for the construction of Kyle Seale Parkway totaling \$1,234,106.98.
7. Copies of engineering invoices for master planning and design of Kyle Seale Ranch.
8. Contract between H.B. Zachry and H. Kyle Seale for the construction of Kyle Seale Parkway.
9. Pollution Abatement affidavit and pollution abatement approval letter from the TCEQ dated July 18, 1988.

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com


10. City Ordinance No. 71715 Sewer Contract for Service to the Kyle Seale property dated June 14, 1990.
11. Vested capacity rights letter from the San Antonio Water System dated April 13, 1998.
12. Agreement to dedicate sewer easements to the City of San Antonio dated October 24, 1989.
13. Recorded easements of dedicated sanitary sewers to the City of San Antonio and City Ordinance No. 70892 accepting dedication of easements for sewer service dated January 11, 1990.
14. Development Rights Permit #238 recognizing original Kyle Seale Ranch POADP.
15. Vested Rights Permit #VRP01-9-022 for 1,325 acres.

04 SEP 13 AM 10:00
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

It is important that the City acknowledge the date of which vested rights were established on this property, so that appropriate ordinances can be taken into consideration during the final site planning of the mixed-use development.

We appreciate your consideration of our request.

Sincerely,
Pape-Dawson Engineers, Inc.


Gene Dawson, Jr., P.E.
President

City of San Antonio use

Permit File: # 04-09-176

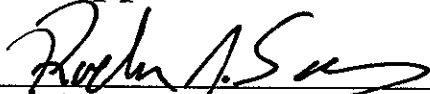
Assigned by city staff

Date: 10/20/04

☒ **Approved**

☐ **Disapproved**

Review By: _____



Development Services Department

Date: _____

Comments: As per City attorney comments the application is approved as requested. As of February 28, 1988 in accordance with VRP 01-09-022 for commercial and multi-family uses as depicted in the application and Exhibit 1 to the application.



City of San Antonio

Vested Rights Permit
APPLICATION

Permit File: #VRP 04-08-176

Received: September 21, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

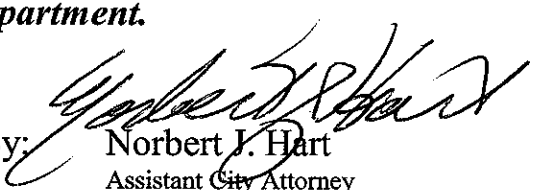
*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

X Approval o Disapproval o Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By:


Norbert J. Hart
Assistant City Attorney

Date: October 20, 2004

Comments: Recommend that vested rights be approved effective February 28, 1988 in accordance with VRP 01-09-022 for commercial and multi-family uses as depicted in the application and Exhibit 1 to the application.



City of San Antonio
Development Services Department
Vested Rights Permit Application
Completeness Review



*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

Required Items: Section 35-B124, Vested Rights' Determination

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
 - (a) Name and address of Applicant;
 - (b) Project description and name of subdivision or development, if applicable;
 - (c) Location of development;
 - (d) Total land area, in square feet;
 - (e) Total area of impervious surface, in square feet;
 - (f) Number of residential dwelling units, by type;
 - (g) Type and amount of non-residential square footage;
 - (h) Phases of the development, if applicable;
 - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
 - (k) A legal description of the Property

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☒ Accepted

☐ Rejected

Completeness Review By: Dustin [Signature]

Date: 9/13/04

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

04 SEP 13 AM 10:00

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey, San Antonio, Texas 78216
Accounts Payable



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

050979

CHECK DATE 13-Sep-2004

PAY One Hundred Sixty and 00/100 Dollars

TO City of San Antonio

AMOUNT \$160.00

PAPE-DAWSON ENGINEERS, INC.

Wayne Brasington

⑈050979⑈ ⑆114000093⑆ 29 3997995⑈